107.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,683,000 / 1,683,000
					USE VALUE:	1,683,000 / 1,683,000
					ASSESSED:	1,683,000 / 1,683,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUIMET LEEANN & MARTIN
Owner 2:	
Owner 3:	
Street 1:	27 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GENEWICZ ANN M -
Owner 2:	-
Street 1:	27 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 5960 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	1,178,500	500	504,000	1,683,000
Total Card	0.230	1,178,500	500	504,000	1,683,000
Total Parcel	0.230	1,178,500	500	504,000	1,683,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.36 /Parcel: 282.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,178,500	500	10,000.	504,000	1,683,000		Year end	12/23/2021
2021	101	FV	570,400	500	10,000.	504,000	1,074,900		Year End Roll	12/10/2020
2020	101	FV	350,900	500	10,000.	504,000	855,400	855,400	Year End Roll	12/18/2019
2019	101	FV	275,700	500	10,000.	504,000	780,200	780,200	Year End Roll	1/3/2019
2018	101	FV	274,900	500	10,000.	432,000	707,400	707,400	Year End Roll	12/20/2017
2017	101	FV	274,900	500	10,000.	403,200	678,600	678,600	Year End Roll	1/3/2017
2016	101	FV	274,900	500	10,000.	345,600	621,000	621,000	Year End	1/4/2016
2015	101	FV	273,600	500	10,000.	309,600	583,700	583,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GENEWICZ ANN M,	1540-77	1	1/30/2019	Change>Sale	849,900	No	No		
COE KENNETH & M	830-124		1/25/1973		48,500	No	No		John Genewicz dod 12/26/2001

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2021	652	Redo Bas	105,500	O				
2/27/2020	305	Heat App	17,000	C				
11/26/2019	1922	New Buil	895,800	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2020		DGM	D Mann
9/17/2018	Info At Door	BS	Barbara S
5/29/2009	Measured	189	PATRIOT
11/1/1999	Meas/Inspect	243	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	4									504,000						504,000	

Patriot Properties Inc.

User Acct

68615

GIS Ref

GIS Ref

Insp Date

09/17/18

!8440!

PRINT

Date	Time
12/30/21	07:20:17

LAST REV

Date	Time
08/05/21	14:47:39
danam	

PAT ACCT. 8440

USER DEFINED

Prior Id # 1:	68615
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.87996054
Const Adj.:	0.98980004
Adj $ / SQ:	113.228
Other Features:	119588
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1190410
Depreciation:	11904
Depreciated Total:	1178506

COMMENTS

PDAS OVER GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

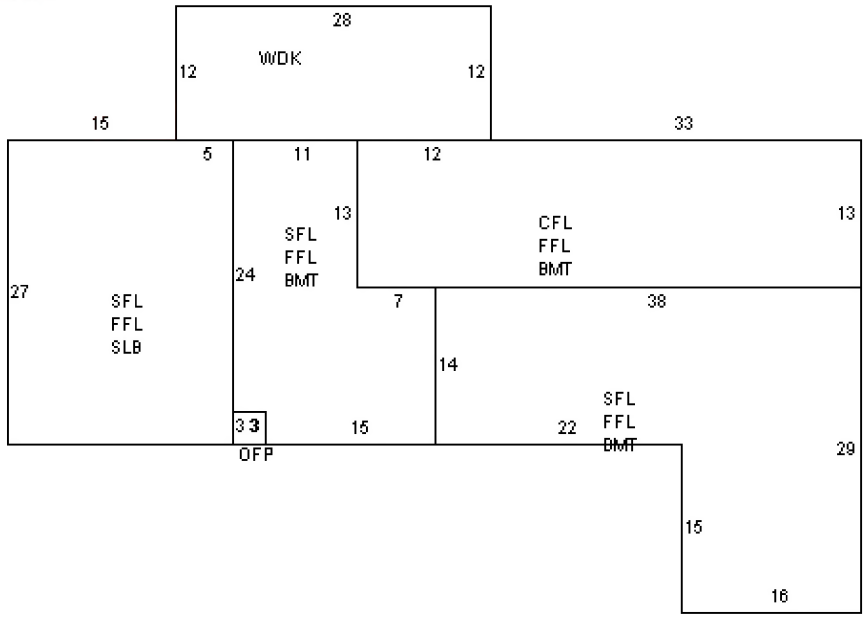
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.30
Special Features:	0	Val/Su Net:	163.82
Final Total:	1178500	Val/Su SzAd	258.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,283	113.230	258,500
BMT	Basement	1,743	51.630	89,995
SFL	Second Floor	1,698	113.230	192,261
CFL	Cathflr	585	118.890	69,550
SLB	Slab	540	11.320	6,114
WDK	Deck	336	8.880	2,985
OFP	Open Porch	9	43.550	392
	Net Sketched Area:	7,194	Total:	619,797
Size Ad	4566	Gross Area	7194	FinArea 5960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X16	A	AV	1960	3.92	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500